



Guide Price £450,000 Freehold



Sutcliffe Road, Welling, Kent DA16 1NJ



PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this extended 1930s semi-detached house, close to schools, amenities, and transport links including Bexleyheath station and Welling stations.

This property comprises 3 bedrooms, large living room, dining room, kitchen, upstairs shower room. Further benefits include double glazing, gas central heating, garage, and 70ft (approx) south-facing garden.

Total Internal Area approx: 1,072.40 sq ft (99.63 sq m)





ROOM DESCRIPTIONS

Ground Floor

Porch

Double glazed; door leading to hallway.

Entrance Hall

Carpeted, understairs cupboard; carpeted stairs leading to first floor.

Living Room

22' 9" x 12' 4" (6.93m x 3.75m) Carpeted, radiators, feature fireplace, double glazed bay windows; sliding door leading to dining room.

Dining Room

9' 7" x 9' 2" (2.93m x 2.80m) Wood-effect flooring, double glazed windows; double glazed door leading to rear garden.

Kitchen

11' 0" x 6' 3" (3.36m x 1.90m) Wood-effect flooring; range of wood wall and base units with complementary worktops; stainless steel sink and drainer with mixer tap; gas hob, built-in oven, extractor hood; space and connections for fridge/freezer; space and connections dishwasher; space and connections for washing machine; double glazed windows; opening to dining room.

First Floor

Landing

Carpeted, double glazed window; access to loft.

Bedroom

12' 2" x 11' 1" (3.70m x 3.37m) Carpeted, radiator, built-in wardrobes, double glazed windows.

Bedroom

12' 0" x 10' 8" (3.65m x 3.24m) Carpeted, radiator, built-in wardrobes, double glazed windows.

Bedroom

8' 6" x 6' 4" (2.58m x 1.93m) Carpeted, radiator, built-in cupboards, double glazed windows.

Shower Room

8' 6" x 6' 4" (2.58m x 1.94m) Tiled flooring, tiled walls; walk-in shower enclosure with thermostatic rainfall fitting; vanity unit with wash-hand basin; w/c, heated towel-rail, double glazed frosted window.

External

Front Garden

Paved.

Rear Garden

Approximately 70ft south-facing garden; patio, lawn; mature trees, bushes and shrubs; access to garage.

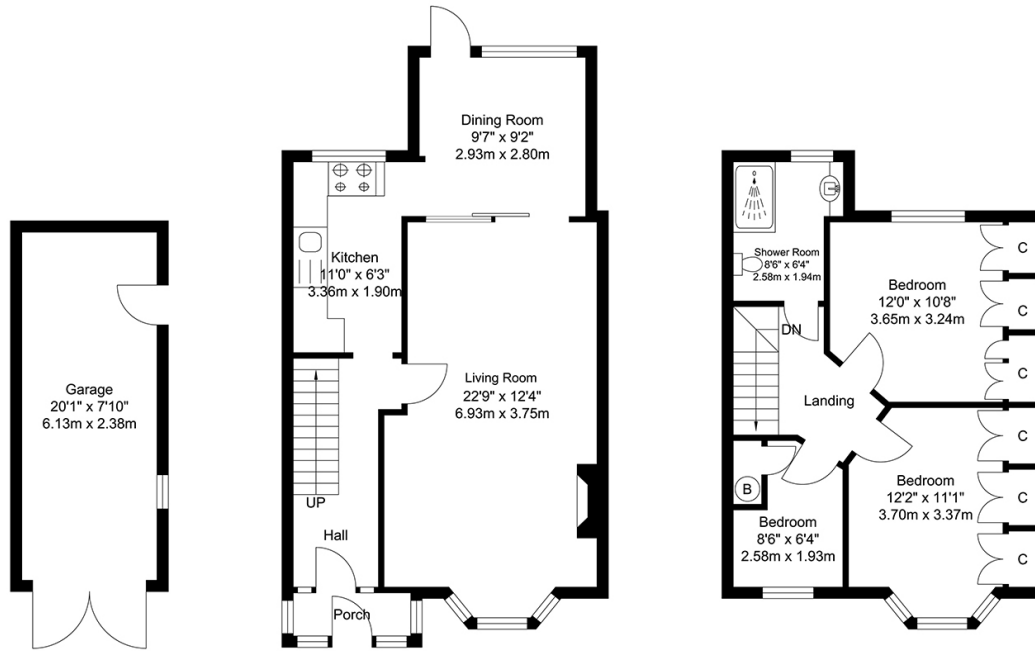
Garage

6.13m x 2.38m (20' 1" x 7' 10") Electrical power and lighting; doors to front and side; window.

Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.5 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.8 miles (approx) to Welling Station (direct to 5 London Terminal stations)
- 1.7 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.4 miles (approx) to Danson Park & Lake
- 1.1 miles (approx) to Broadway Shopping Centre
- Council Tax Band: D

FLOORPLAN



Garage
Approximate Floor Area
157.04 SQ.FT.
(14.59 SQ.M.)

Ground Floor
Approximate Floor Area
514.62 SQ.FT.
(47.81 SQ.M.)



First Floor
Approximate Floor Area
400.74 SQ.FT.
(37.23 SQ.M.)

TOTAL APPROX FLOOR AREA 1072.40 SQ. FT / 99.63 SQ. M
For Identification Purposes Only.

